WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/08 15:15 4 pg
Fees:23.00 Taxes:851.00

20080811-0082632

File No.: 2008070015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

C R Hodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2008

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly D. Martin	Bank of America N.A.	092 16 0D 204.00 CO
(NAME)	(NAME)	
1803 Broadway, Unit 204	FL9-700-03-19 P.O. Box 45140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Jacksonville, FL 32232-5140	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, The Heirs-at-Law of Richard T. Harman, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly D. Martin, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 530 of The Bristol on Broadway, a Condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a Condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .76% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #58.

Being the same property conveyed to Richard T. Harman, an unmarried man, by Warranty Deed from Bristol on Broadway L.P., a Tennessee limited partnership, dated July 29, 2005, recorded August 15, 2005 in Instrument Number 20050816-0097102, Register's Office for Davidson County, Tennessee.

The said Richard T. Harman having since died on June 5, 2007. Pursuant to Last Will and Testament of Richard T. Harman, dated and executed June 1, 2007, property was devised to Lauren Harman, Zane Christian Maxwell Harman, Mark Harman, and Rodney Carver.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1803 Broadway, Unit 204, Nashville, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of July, 2008.

Lauren Harman

Zane Christian Maxwell Harman BY
Lauren Harman, Attorney in Fact

SEE ATTACHED
NOTARIAL CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lauren Harman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of July, 2008.

Notary Public

My Commission Expires_____

SEE ATTACHED
NOTARIAL CERTIFICATE

STATE OF California
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Harman Attorney in Fact for Zane Christian Maxwell Harman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument on behalf of Zane Christian Maxwell Harman by Lauren Harman for the purposes therein contained pursuant to Power of Attorney executed by Zane Christian Maxwell Harman.

Witness my hand and official seal this 30th day of July, 2008.

Notary Public

Commission Expires:

RETURN TO:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On July 30 2008 before me, Sally J. Kim, Notary Public, personally appeared LAUREN HARMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that she/~~he/they~~ executed the same in her/~~his/their~~ authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

SALLY J. KIM
Commission # 1519304
Notary Public - California
Los Angeles County
My Comm. Expires Nov 11, 2008

WITNESS my hand and official seal.

Signature of Notary

========== OPTIONAL SECTION ==========

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒INDIVIDUAL
☐CORPORATE OFFICER(S)

TITLE(S)
☐PARTNER(S) ☐LIMITED ☐GENERAL
☐ATTORNEY-IN-FACT
☐TRUSTEE(S)
☐GUARDIAN/CONSERVATOR
☐OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

Two
NUMBER OF PAGES

July 30 2008
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Self

SIGNER(S) OTHER THAN NAMED ABOVE

COPYRIGHT 1993 NATIONAL NOTARY ASSOCATION, CANOGA PARK, CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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County of Los Angeles)

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TITLE(S)

☐PARTNER(S) ☐LIMITED ☐GENERAL
☑ATTORNEY-IN-FACT
☐TRUSTEE(S)
☐GUARDIAN/CONSERVATOR
☐OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

TWO
NUMBER OF PAGES

July 30 2008
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
ZANE CHRISTIAN MAXWELL HARMAN

SIGNER(S) OTHER THAN NAMED ABOVE

COPYRIGHT 1993 NATIONAL NOTARY ASSOCATION, CANOGA PARK, CA